



APPROXIMATE LOCATION
OF HUEBNER RD. EXTENTION

01 APR 10 PM 4: 00

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY

8202

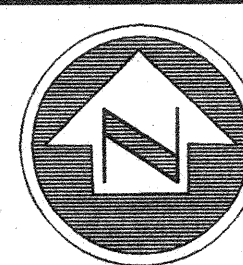
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and the other will expire

LOS CAMINOS

PRELIMINARY OVERALL DEVELOPMENT PLAN



SCALE: 1"=200'

SCALE: 1"=200'

LAND PLANNING TEAM

HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
800 Fredericksburg at Loop 410 P.O. Box 5250 Beacon Hill Sta.
Fredericksburg, VA 22404

KB HOME

GENERAL NOTES:

1. All Streets Shown Hereon Are Local Type 'A' Streets (50' ROW, 30' Asphalt), Unless Other Wise Shown.
2. Typical Lot Size: 10,000 Sq. Ft.
3. Open Space Areas Are Approximate And Subject To Change At Final Design.
4. Street Configuration Is Preliminary And Subject To Change At Final Design.
5. Existing R-A Zone Classification.
6. A Flood Plain Preservation Buffer Zone Will Be Established Along The Edwards Aquifer Recharge Zone Boundary At Final Design.
7. Property Is Located Within Edwards Recharge Zone Category 2. Proposed Impervious cover of 28%.
8. Land Use For This P.O.A.D.P. Is Single Family (Detached) Unless Otherwise Shown
9. All Access Points For This Tract Will Be From Hardy Oaks.
10. A One Foot Non Access Easement Will Be Placed On Lots That Will Be Adjacent To Hardy Oak Dr.

UTILITIES

Water : San Antonio Water System
Sewer : San Antonio Water System
Telephone : S.W. Bell Telephone
Electric : City Public Service

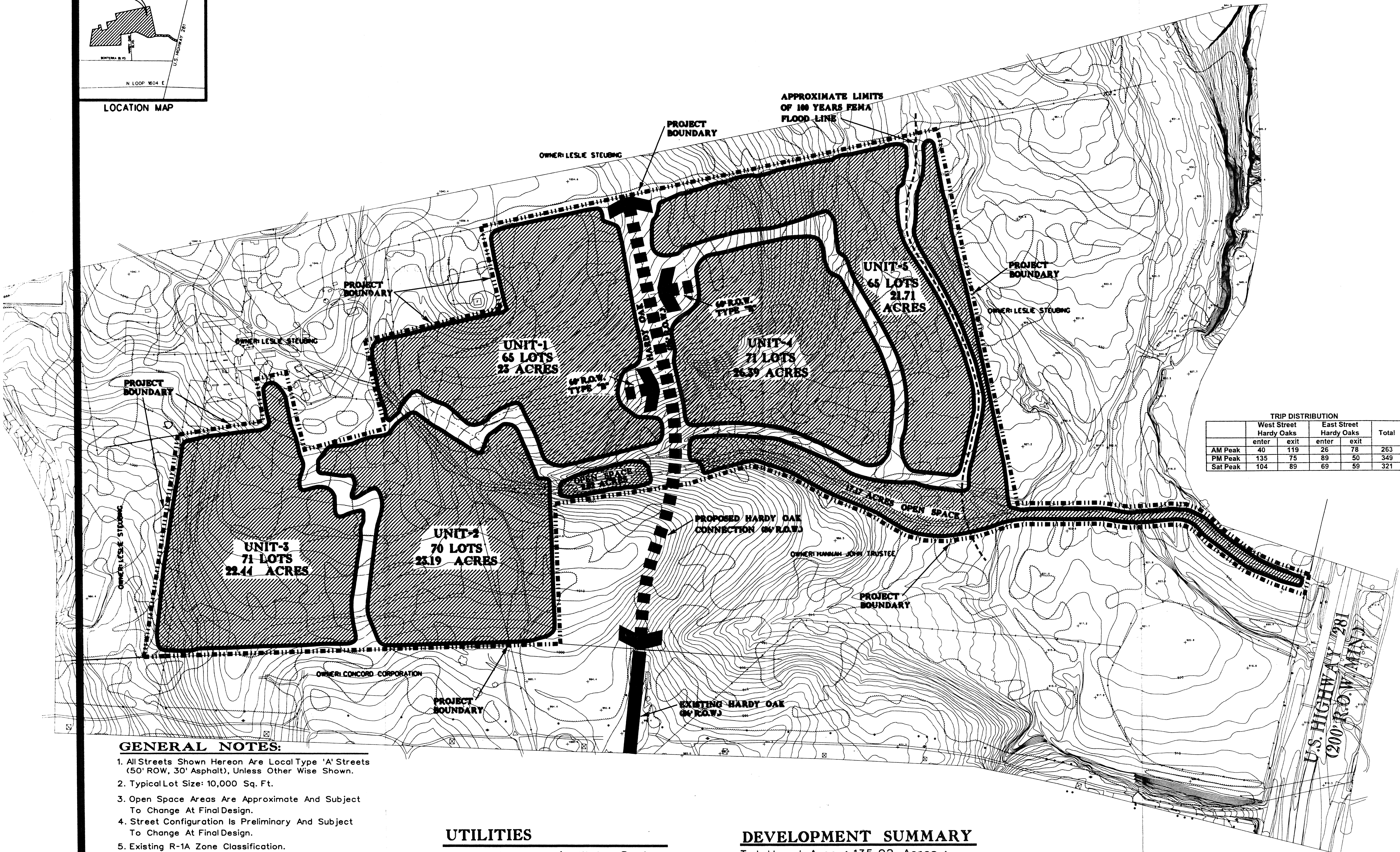
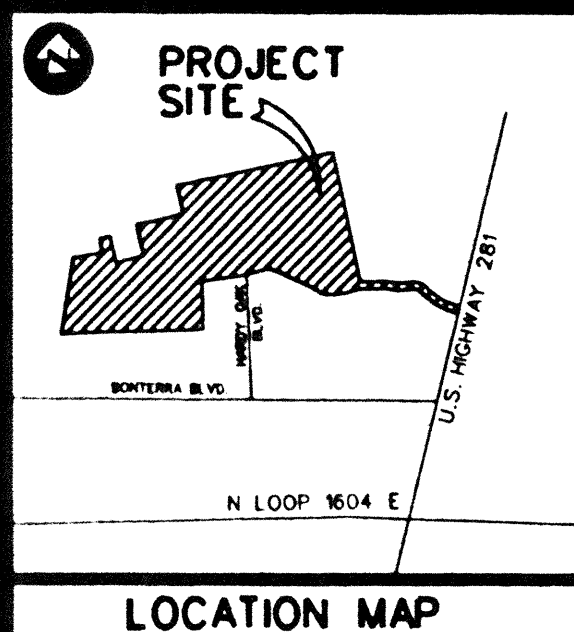
DEVELOPMENT SUMMARY

Total Land Area : 135.92 Acres \pm
Total Number of Lots : 342 \pm
Density : 2.52 Units Per Acre

LOCATION

Located Inside City Limits
Inside Edwards Aquifer

date: 10-27-2000 File: /rick/temp/steubingpogo.d



TRIP DISTRIBUTION

	West Street Hardy Oaks		East Street Hardy Oaks		Total
	enter	exit	enter	exit	
AM Peak	40	119	26	78	263
PM Peak	135	75	89	50	349
Sat Peak	104	89	69	59	321

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UTILITIES

Water : San Antonio Water System
 Sewer : San Antonio Water System
 Telephone : S.W. Bell Telephone
 Electric : City Public Service

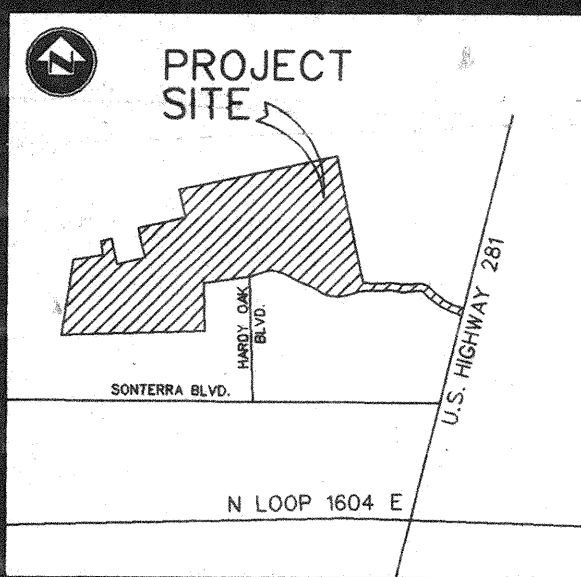
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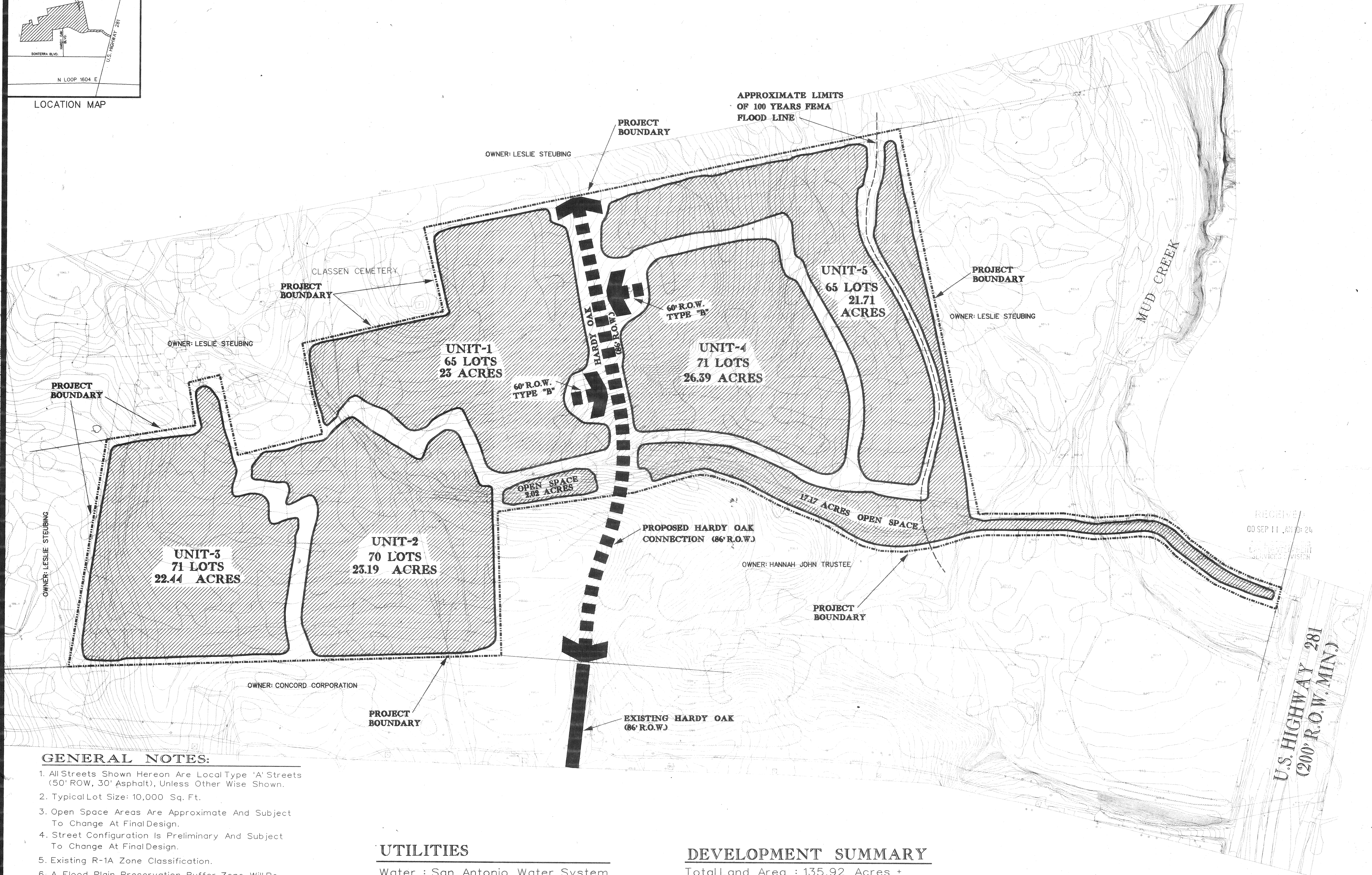
LOCATION

Located Inside City Limits
 Inside Edwards Aquifer

704



LOCATION MAP



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LOCATION

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Inside Edwards Aquifer

LOS CAMINOS

PRELIMINARY OVERALL DEVELOPMENT PLAN

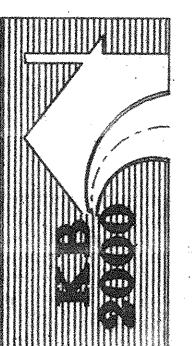


SCALE: 1" = 200'
DATE: 8-30-00

KAUFMAN & BROAD

LAND PLANNING TEAM

HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 • P.O. Box 5250 Beacon Hill Sta.
San Antonio, TX 78201 (210) 349-1111



#704



CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: _____ Name of POADP: Los Caminos

Owners: KAUFMAN AND BROAD Consulting Firm: BROWN ENGINEERS

Address: 1800 FREDERICKSBURG ROAD Address: 1000 CENTRAL PARKWAY N.S - 100

Zip Code: 78229 Zip Code: 78232

School District: NEISD Phone: 494-5511

Existing zoning: R-1A Proposed zoning: R-1

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

Projected # of Phases: 5 ☒ Yes ☐ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 9

Ferguson map grid 51741

Land area being platted:	Lots	Acres
Single Family (SF)	<u>342</u>	<u>135.92</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>0</u>	<u>0</u>

Is there a previous POADP for this Site? Name N/A No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this POADP or site? Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: HEEB QUIROGA

Signature: [Signature]

Date: 9/11/00

Phone: 308-1316

Fax: 979-0072

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file;
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements or Todd Sang @ (210)207-7702;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not about State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the NEISD School District and they have been contacted concerning this development.
- ☒ List below all Major Thourfares that are adjacent to the property or included with in the boundaries.

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name:

HERB QUIROGA

Signature:



If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED May 8, 2000

4800 Fredericksburg Rd.
San Antonio, Texas 78229
Phone: (210) 308-1304
Fax: (210) 979-0072

Kaufman Δ Broad

RECEIVED
00 SEP 12 PM 3:12
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Fax

To: CITY OF SAN ANTONIO - PLANNING **From:** OSCAR DOMINGUEZ

Attn: MIKE HERRERA

Date: 09/12/00

Phone:

Pages: 3

Re: LOS CAMINOS

CC:

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

•Comments:

RECEIVED
00 SEP 12 PM 3:12
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



CITY OF SAN ANTONIO

April 16, 2001

Herb Quiroga

Kaufman and Broad
4800 Fredericksburg Road
San Antonio, TX 78229

Re: Los Caminos

POADP # 704

Dear Mr. Quiroga:

The City Staff Development Review Committee has reviewed Los Caminos Subdivision Preliminary Overall Area Development Plan # 704. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Attached are copies of letters of agreement and acknowledgement for the extension of Huebner Road.

Mr. Quiroga
Page 2
April 16, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works

KAUFMAN BROAD

April 2, 2001

Mr. Emil Moncivais
Director of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Moncivais:

Enclosed is copy of the letter your requested from the Steubing family on the future extension of Huebner Road across their property. The submittal of this letter was agreed during our meeting with councilman Tim Bannwolf, yourself and the city attorney. The city attorney and the attorney for the Steubing family drafted the contents of the letter.

Please instruct your staff to approve our POADP that we submitted on this site, and call me if you have any questions.

Sincerely,



Herb Quiroga
Vice President

RECEIVED
01 APR -14 PM 1:43
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

March 20, 2001

City of San Antonio
Public Works Department

Attn: _____

San Antonio, Texas

RE: Huebner Road

Gentlemen:

This letter is written to acknowledge that the existing Major Thoroughfare Plan of the City of San Antonio (a copy of which is attached hereto) shows that Huebner Road will be extended over our 530 acre tract to connect to the future extension of Hardy Oak Drive. This letter shall not constitute a waiver or release of any rights the undersigned may have.

Yours truly,

Steubing Ranch Limited Partnership.
a Texas limited partnership

By: The Steubing Management Trust.
its General Partner

By: Leslie W. Steubing
Leslie W. Steubing, Trustee

By: Darlene Dague
Darlene Dague, Trustee

By: Karen Schlott
Karen Schlott, Trustee

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

01 APR -4 PM 4:43

RECEIVED



CITY OF SAN ANTONIO

October 20, 2000

Oscar Dominguez

Kaufman and Broad
4800 Fredericksburg Road
San Antonio, TX 78229

Re: Los Caminos

POADP # ?

Dear Mr. Dominguez:

The City Staff Development Review Committee has reviewed Los Caminos Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

1.) Sec. 35-2075 Information Required

- (a) Huebner Rd R.O.W. needs to be shown on the proposed P.O.A.D.P.
- (c) City Arborist approval is missing.
- (d) Show current zoning on P.O.A.D.P.
- (i) One hundred-year floodplain limits was not identified on plan.

2.) Sec. 35-4110 Access From Major Thoroughfares

- (a) It appears that Hardy Oaks Rd. and Huebner Rd. intersect at this site, both will have to be shown with the required 86' R.O.W.s.

d) Paragh, (2) The resulting additional ingress and egress of vehicles will seriously disrupt the flow of traffic on the thoroughfare. A 1'-non accesses esm't will be required on the properties adjacent to the proposed collectors.

3.) Access needs to be provided to the adjoining properties for connectivity.

4.) An approved T.I.A. will be required.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera at (210) 207-7900. **Please return Redlines with resubmittal.**

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is fluid and cursive, with a long horizontal stroke at the end.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr.

cc: Bob Opitz, P. E., Public Works



CITY OF SAN ANTONIO

December 28, 2000

Herb Quiroga

Kaufman and Broad
4800 Fredericksburg Road
San Antonio, TX 78229

Re: Los Caminos

POADP # ?

Dear Mr. Quiroga:

The City Staff Development Review Committee has reviewed Los Caminos Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

1.) Sec. 35-2075 Information Required

(a) Huebner Rd is on the Major Thoroughfare with a proposed 86' R.O.W. The northern edge of this site needs to show half of the required R.O.W (43').

2.) Sec. 35-4110 Access From Major Thoroughfares

(a) Hardy Oaks Rd. and Huebner Rd. intersect at this site, both will have to be shown with the required 86' R.O.W.s.

d) Paragh, (2) The resulting additional ingress and egress of vehicles will seriously disrupt the flow of traffic on the thoroughfare. A 1'-non accesses esm't will be required on the properties adjacent to the proposed Major Thoroughfare.

3.) Redland Rd. is proposed by Tx-Dot to connect to Huebner Rd Please show this alignment and how it will affect the northern part of your property as per our discussion.

Mr. Quiroga

Page 2

December 28, 2000

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900. **Please return Redlines with resubmittal.**

Sincerely,

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Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr.

cc: Bob Opitz, P. E., Public Works



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☒ Major Thoroughfare *(HARDY OAK & HUEBNER RD.)*
☐ Zoning

FROM: Michael O. Herrera, Planner II

Date 9-12-00

POADP NAME: LOS CAMINOS

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 9-29-00 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: HARDY OAKS IS ON THE MTP REQUIRING A MIN 86'
ROW. U.S. 281 IS ON THE MTP AND TXDOT SYSTEM, REQUIRING
A MIN OF 110' ROW AND TXDOT RELEASE. PROPOSE POADP APPEAR
TO BE IN THE WINDOW OF THE HUEBNER ROAD THOROUGHFARE
WHICH IS ON THE MTP REQUIRING A MIN. OF 86' ROW.

Signature

Planner

Title

9/19/00

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR

REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☐ Major Thoroughfare
☐ Zoning

FROM: Michael O. Herrera, Planner II

Date 9-12-00

POADP NAME: Los Caminos

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☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Huebner Rd. R-O-W needs to be shown
on this POADP.

[Signature]

Dr. Eng. Assoc.

9/22/00

Signature

Title

Date

KAUFMAN BROAD

August 31, 2000

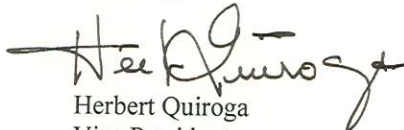
Mr. Emil Moncivais
Department of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Moncivais:

Kaufman and Broad is in the process of developing a new single family community of 135 acres, west of U.S. 281 approximately one-quarter mile north of Loop 1604, as shown on the attached sketch. The development will consist of 342 lots to be developed within three years. The present zoning on the property is R-A with a minimum of 10,000 square feet per lot. The property is within the Edwards Recharge limits and has a category 2 classification. The development plans for this property will not exceed the impervious cover of 30% as per the ordinance. All utilities to be provided by SAWS, and CPSB.

Please have your staff review the POADP and let me know if you have any questions.

Sincerely,


Herbert Quiroga
Vice President

RECEIVED
00 SEP 11 AM 10:23
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

SUBJECT: Los Caminos, POADP Level 1 T.I.A.

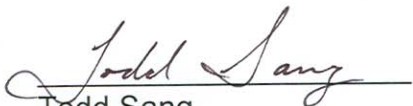
Date: October 20, 2000

The Engineering and Traffic Division has reviewed the Level-1 Traffic Impact Analysis for the Los Caminos, POADP. The analysis is in compliance with the Traffic Impact Analysis Ordinance 91700.

Proposed to consist of single family detached housing on the east and west of Hardy Oak, this property is estimated to generate 349 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through two access points onto the extension of Hardy Oak.

The Engineering and Traffic Division encourages the developer to provide stub-out streets along the site perimeter in order to achieve continuity between future developments.

Approved by:



Todd Sang
Senior Engineering Technician

Los Caminos
Time Line

1. Package Delivered (September) 9-11-00 @ 10.23 A.M.
2. Package was incomplete, application was missing.
3. P.O.A.D.P. routed 9-12-00
4. Missing application was fax 9-13-00
5. T.I.A. was submitted 9-12-00
6. Before Committee 9-29-00, (13 Working days)
7. Called Oscar on 10-3-00 to discuss comments.
8. Oscar call on 10-17-00 requesting letter with comments.
9. Sent letter out on 10-20-00 with redline.
10. T.I.A. approved on 10-20-00 3:30 p.m.
11. Plans resubmitted on 10-27-00, 9:14 a.m.
12. Call Oscar to discuss Maj. Thourghfare issues and set up meeting, 11-2-00.

1, 227, 2000
45-18

Mike,
I received a Level 1 TIA for the Los Caminos POADP on 9-22-00. Please allow at least two weeks for Traffic comments/review.

Note: I received only one copy of the above TIA without the review fee. Therefore, the review may be delayed do to an incomplete submittal.

Thanks
Todd Sang

Michael Herrera

From: Catherine Moreno
Sent: Monday, September 25, 2000 11:50 AM
To: Michael Herrera
Subject: POADP Meeting September 22, 2000

The following is offered as a review of the 5 items discussed at the above mentioned meeting:

1. FCS Fisher, LTD - 9.023 acres
A. The tract was rezoned on March 23, 2000. Indicate its current zoning on the POADP.
2. FCS Fisher, LTD - 27.27 acres
A. The tract was rezoned on March 23, 2000. Indicate its current zoning on the POADP.
3. FCS Fisher, LTD - 86.73 acres
A. The tract was rezoned on March 23, 2000. Indicate its current zoning on the POADP.

4. Los Caminos

A. Illustrate current zoning on POADP in relationship to the proposed project.
B. The proposed project is not properly zoned. The developer will be required to submit a zoning change application. The zoning process takes approximately 45 to 65 days. Cases that require environment reports due to the property being over the Edward's Recharge Zone or due to the proposed use involving chemical manufacturing or processing will require additional days in that an environment report will have to be prepared by the appropriate agency. It is very important that the developer contact the City Council person and the Zoning Commission member of the district in which their case is located. City Council has the final decision on all applications for a change in zoning, therefore it is important that the developer contact the City Council person of the district. The application can be denied or postponed if the City Council person or the Zoning Commission member is not aware of the request. More information is available regarding the zoning change process. Contact 207-7900 when ready to initiate the process.

5. Encino Park (Amending 268-C)

A. Illustrate current zoning on POADP in relationship to the proposed project.
B. According to the submitted POADP and available information, the proposed project is not properly zoned. Until further information is received from the developer, the developer will be required to submit a zoning change application. The zoning process takes approximately 45 to 65 days. Cases that require environment reports due to the property being over the Edward's Recharge Zone or due to the proposed use involving chemical manufacturing or processing will require additional days in that an environment report will have to be prepared by the appropriate agency. It is very important that the developer contact the City Council person and the Zoning Commission member of the district in which their case is located. City Council has the final decision on all applications for a change in zoning, therefore it is important that the developer contact the City Council person of the district. The application can be denied or postponed if the City Council person or the Zoning Commission member is not aware of the request. More information is available regarding the zoning change process. Contact 207-7900 when ready to initiate the process.



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

MUNICIPAL • DEVELOPMENT
SURVEYING • TRANSPORTATION

TRAFFIC IMPACT ANALYSIS

**Los Caminos
135.92 Acres, N.C.B. 19221
Hardy Oaks**

POADP Level 1 Report

**Prepared for:
Kaufman ▲ Broad
4800 Fredericksburg Road
San Antonio, Texas 78201**

RECEIVED
00 SEP 11 AM 10:24
PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

September 2000
E 0211500



TRAFFIC IMPACT ANALYSIS
Los Caminos
135.92 Acres, N.C.B. 19221
Hardy Oaks

The 136 acres, located in north central San Antonio, are proposed to be developed into as many as 342 single family, residential lots. The 136 acres are located north of the Concord development which included the extension of Sonterra Parkway east of Stone Oak Parkway and the extension of Hardy Oaks. The 136 acres are west of the main channel of Mud Creek and generally north of the west channel of Mud Creek. Hardy Oaks is proposed to be extended north through the 136 acres. The development would have access to the public roadway system via Hardy Oaks from Sonterra Boulevard. Hardy Oaks is proposed, by the Major Thoroughfare Plan, to eventually extend north to intersect with the existing Hardy Oaks at Stone Oak Parkway. Due to the topography, especially the flood plain of Mud Creek, the 136 acres are generally restricted to access to Hardy Oaks.

The 136 acres are proposed to be developed in five units, two east of Hardy Oaks and three units west of Hardy Oaks. Units One and Two, east of the Hardy Oaks extension, would access Hardy Oaks via a Local Type "B" street. Units Three, Four, and Five, west of Hardy Oaks, would access Hardy Oaks via a Local Type "B" street. The Local Type "B" streets are proposed to be divided roadways at Hardy Oaks for at least one lot depth into the subdivisions. The developer anticipates constructing one unit per year.

STUDY AND SURROUNDING AREA

The study area around the 136 acres would generally be within 1/4 mile of the property. Presently, the only developed areas within the study area are the Concord Park developments along Sonterra Boulevard, which consists of apartments and office developments. The flood plain of Mud Creek generally establishes the east boundary of the Los Caminos development and the study area. The area north of the 136 acres is undeveloped farm and ranch land of the Steubing property. The 136 acres abut the Classen cemetery and the Steubing homestead at the northwest corner of the 136 acres. The Steubing homestead is located just west of the cemetery.

EXISTING ROADWAYS

The existing roadways that would be affected by the development of the 136 acres would be Hardy Oaks and Sonterra Boulevard.

Hardy Oaks is a designated secondary arterial street, extending north from Loop 1604 as Gamma Drive (up to Proton Drive) through Stone Oak Parkway to Wilderness Oaks. Presently,

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Hardy Oaks is being extended north from Proton Drive, across Sonterra Drive, to the north boundary of the Concord Park development as a four lane-divided roadway with raised, curbed medians. Hardy Oaks would be extended through the 136 acres with the same roadway cross-section, with median openings at the two streets to serve the east and west portions of the 136 acres.

Sonterra Boulevard is a designated secondary arterial street, extending east from Stone Oak Parkway to US Highway 281 North. The arterial street is proposed to be extended east from US Highway 281 North to loop back to Loop 1604. Sonterra Boulevard is open to traffic; however, portions of the right-of-way (such as median curbs and sidewalks) are still under construction. The arterial street aligns with the crossover at US Highway 281, north of Loop 1604. Sonterra Boulevard is a four lane, divided roadway with raised, curbed medians.

TRIP GENERATION

Based on the Sixth Edition of the ITE *TRIP GENERATION* reference, a 342-unit, single-family detached housing development (ITE Code: 210) would be expected to generate the following number of trips, based on the number of trips per unit:

	Weekday 24 hrs	Weekday AM Peak	Weekday PM Peak	Saturday 24 hrs	Saturday Peak
trips per unit	9.57	0.77	1.02	10.09	0.94
% enter / %exit	50% / 50%	25% / 75%	64% / 36%	50% / 50%	54% / 46%
total trips	3,273	263	349	3,451	321
enter / exit	1,636 / 1,637	66 / 197	223 / 126	1,725 / 1,726	173 / 148

TRIP DISTRIBUTION

The anticipated peak hour trip distribution would be oriented to the two streets onto the future Harding Oaks. Hardy Oaks is not anticipated to be extended north of the 136 acres within the next five years, the anticipated build-out time period of the 136 acres. Therefore, all the trips on Hardy Oaks would be between the two streets serving the 136 acres and Sonterra Boulevard. The peak hour trips would be expected to be distributed as follows:

	West Street Hardy Oaks		East Street Hardy Oaks		Total
	enter	exit	enter	exit	
AM Peak	40	119	26	78	263
PM Peak	135	75	89	50	349
Sat Peak	104	89	69	59	321

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CONCLUSION

The heaviest movements, when the 136 acres are fully developed, would be the morning peak hour exiting movements onto Hardy Oaks and the evening entering trips from Hardy Oaks. The streets would be constructed to provide two exit lanes and two entrance lanes at Hardy Oaks. Median openings with left turn storage would be provided in Hardy Oaks to align with the streets. Until Hardy Oaks is extended north to Huebner Road and/or to Stone Oak Parkway, the exit movements would be limited to southbound movements onto Hardy Oaks and the entering trips would be from northbound traffic on Hardy Oaks. The heaviest exit movement would be from the west street, making a right turn onto Hardy Oaks, which would be an average of 119 trips per hour or an average spacing of 30 seconds per vehicle. The heaviest entering movement would be from Hardy Oaks onto the west street, which would be an average of 135 trips per hour or an average of 26 seconds per vehicle (assuming one person-trip per vehicle). Until Hardy Oaks is extended north of the 136 acres, the only opposing traffic to the 135 entering trips to the west street would be the exiting traffic from the east street. When Hardy Oaks is extended as far as Huebner Road, the trips into and out of the 136 acres would be split, reducing the load on a particular entering or exiting lane.

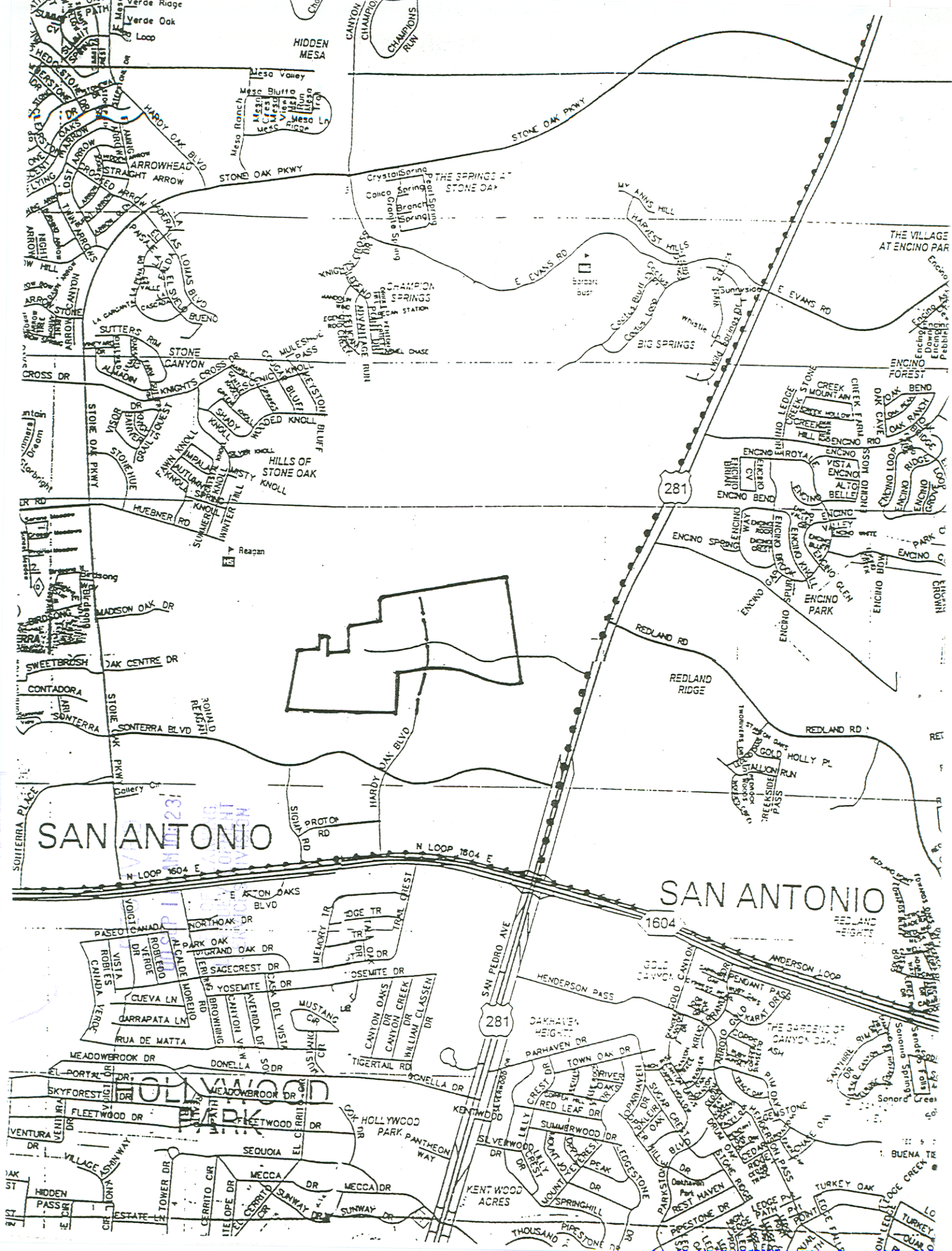
The proposed street system within and around the 136 acres should be able to support the trips generated by the ultimate 342 new homes.



Prepared by:

Joe F. Nix, P.E.

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Kaufman and Broad

Stub 1 of 1

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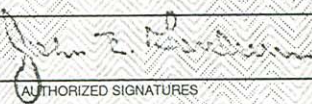
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DATE: 4-11-01

PROJECT: Los Caminos

Co.: City of San Antonio

ATTN: Mike Herrera

FROM: Oscar Dominguez

REMARKS: 10 copies of Los Caminos POADP
for your use.